## Capital Medical Park Phase 2

A RE-SUBDIVISION OF LOT 1 OF CAPITAL MEDICAL PARK A SUBDIVISION LYING IN SECTION 21. TOWNSHIP 1 NORTH,

NOT TO SCALE

GARY G. ALLEN REGISTERED LAND SURVEYOR, INC.

4101 APALACHEE PARKWAY TALLAHASSEE, FLORIDA 32311 (850)-877-0541

WITNESS

**WITNESS** 

WITNESS.

STEFAN A. KIEDROWSKI

RANGE / EAST, LEON COUNTY, FLORIDA AND LYING WITHIN THE CITY LIMITS OF TALLAHASSEE, FLORIDA F. C. M. = FOUND CONCRETE MONUMENT NOTESF. I. R. = FOUND IRON ROD S. I. R. = SET IRON ROD W/CAP #LB5509 Point of Beginning. NORTHEAST CORNER OF LOT 1. S. C. M. = SET CUNCRETE MONUMENT #LB5509 (1) BEARINGS ARE BASED THE BEARING OF S 28'04'50" E ON THE WEST BOUNDARY OF LOT 1 OF CAPITAL MEDICAL PARK C. D. T. = CITY OF TALLAHASSEE H. O. A. = HOMEDYNERS ASSOCIATION CAPITAL MEDICAL PARK, A SUBDIVISION IN PLAT BOOK 9, PAGE 7, OF THE PUBLIC RECORDS OF = CENTRAL ANGLE (DELTA) AS PER MAP OR PLAT THEREOF, RECORDED = RADIUS
= LENGTH OF CURVE
= CHORD BEARING
= CHORD LENGTH LEON COUNTY, FLORIDA. MARK IN IN PLAT BOOK 9, PAGE 7, OF THE PUBLIC PARCEL # 112140 0001 SPRINKLER RECORDS OF LEON COUNTY, FLORIDA (2) PROPERTY CORNERS IDENTIFIED AS IRON RODS (SET) ARE 24 INCH LONG — 45 REBAR (5/8 DIAMETER) RODS WITH A PLASTIC CAP SEE ON TOP O.R. BOOK 2292, PAGE 631 CONTROL BOX = PLAT BEARING AND/OR DISTANCE (FROM PLAT BOOK 9, PAGE 7) = SURVEY BEARING AND/OR DISTANCE (3) PROPERTY CORNERS (OR PERMANENT REFERENCE MONUMENTS) = FOUND IRON ROD WHICH ARE IDENTIFIED AS CONCRETE MONUMENTS ARE 4 269.92' (P&S) S 89'55'05" W = SET IRON ROD W/ CAP #LB5509 INCH BY 4 INCH BY 24 INCH LONG CONCRETE MONUMENTS = FOUND CONCRETE MONUMENT = SET CONCRETE MONUMENT #LB5509 (PRM) WITH STEEL REINFORCEMENT INSIDE. THESE MONUMENTS (D&S) 19.21-19. FIR#4016 HAVE A STEEL IDENTIFICATION DISK SET IN TOP = SET NAIL & CAP #LB5509 (PCP) Plastic (LB 5509) FCM(NO#) (POC- PARCEL A) (4) THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING RECORD PLAT FENCES, BUT EXCLUDING DRIVEWAYS, BY PROPERTY OWNERS IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS. REVIEW APPROVAL (5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT PLAT REVIEWED FOR COMPLIANCE OF CHAPTER 177 F. S. ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND Metal IN THE PUBLIC RECORDS OF THIS COUNTY. (6) CABLE TELEVISION SERVICES: THIS PLAT DOES ALSO HEREIN PROVIDE USE OF ALL DEDICATED UTILITY EASEMENTS FOR THE 8, ALIMITA CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE EASEMENT(P) TELEVISION SERVICES IN ACCORDANCE WITH CHAPTER 177.09 BERTIE L. ANGLIN, P. S. M. (29) OF THE FLORIDA STATUTES. CITY LAND SURVEYOR GRAPHIC SCALE (in feet) PROFESSIONAL SURVEYOR & MAPPER THIS PROPERTY LIES IN FLOOD ZONE "X" AS DETERMINED BY FLORIDA REGISTRATION No. 2698 THE FEDERAL INSURANCE RATE MAPS FOR LEON COUNTY, FLORIDA AND APPEARS ON PANEL NUMBER 120144 110 D WITH AN EFFECTIVE DATE OF NOVEMBER 19, 1997. PARCEL B SITE PLAN REVIEW APPROVAL: 0.972 Ac.± (42,362 Sq. Ft) **DEDICATION** 3.1 Ac.± THIS PLAT CONFORMS TO THE PRELIMINARY PLAT PROVISION MADE BY THE DEVELOPMENT REVIEW COMMITTEE ON THE EIDER COURT, UNREC. STATE OF FLORIDA PARCEL # 1121080000010 O.R. BOOK 1443, PAGE 1411 DAY OF \_\_\_\_\_\_, A.D. 200\_\_\_ COUNTY OF LEON SEE SHEET 2 FOR EASEMENT #1 KNOW ALL MEN BY THESE PRESENTS THAT MYRLE R. GRATE, SR., MYRLE R. GRATE, JR. AND STEFAN AS KIEDROUSKE, THE DUNERS IN FEE SIMPLE OF THE LANDS SHOWN HEREIN AND PLATTED AS CAPITAL MEDICAL PARK PHASE 2
AND BEING PARTICULARLY DESCRIBED AS FOLLOWS: EXECUTIVE SECRETARY OF THE DEVELOPMENT REVIEW COMMITTEE LEGAL DESCRIPTION -Lot 1, of Capital Medical Center, as FIR # LB5509 recorded in Plat Book 9, Page 7, CITY COMMISSION of the Public Records of Leon LOT 2 THE CITY COMMISSION OF TALLAHASSEE, FLORIDA, County, Florida. EIDER COURT, UNREC. 0.64 Ac.± HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC, THE 8 FOOT VIDE UTILITY EASEMENT ALONG THE EASTERLY RIGHT-OF-WAY OF PROFESSIONAL PARK CIRCLE AS INDICATED. IN THE RECORD PLAT OF CAPITAL MEDICAL PARK SUBDIVISION, RECORDED IN PRATE BOOK 91 PAGE 71 AND THE 20 FOOT WIDE UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS 999 PAGE 1723 IN LEON COUNTY, FLORIDA. THE EASEMENTS CARRED AT EASEMENTS OF THE THE PERPETUAL USE OF THE CHEROMAN ENTIRE OF THE PERPETUAL PARCEL # 1121080000020 \_\_\_\_ DAY OF \_\_\_\_\_ A. D. , 200\_\_. 0030 JOB No. 85-394 FIELD WORK: 3/28/02 PLAT: 6/14/02 FIELD BOOK: 595 (11,458 S4 Ft.) N USE OF THE CURRENT AND FUTURE OWNERS OF PARCELS A, B & C ALL EASEMENTS FOR INGRESS/EGRESS AND OTHER PURPOSES AND ALL PURPOSES INCIDENT THERETO, AS SHOWN AND DEDICATED HEREON'S RESERVING HOVEVERS THE REVERSION OR REVERSIONS THEREOF SHOULD THE SAME BE RENDUNCED, DISCLAIMED, ABANDONED OR THE USE THEREOF DISCONTINUED AS PRESCRIBED BY LAW BY APPROPRIATE OFFICIAL ACTION BY THE PROPER OFFICIALS HAVING CHARGE AND JURISDICTION THEREOF, THIS MAYOR CITY ENGINEER CAPITAL MEDICAL DAY OF \_\_\_\_\_, A. D. , 2003. WITNESS GPS MYRLE R. GRATE, SR. NO# AZIMUTH WITNESS MARK (H) 17.00'(D&S) S 46'30'58" W 59.04'(0&S) WITNESS J \$ 0176'02" E GPS CONTROL POINT I hereby certify that this survey was made under my TLC 1 22 1N1E 1988 S 89'55'20" W 87.77'(D&S) responsible direction and supervision and is a correct **WLMA GRATE** ALIAS TO27 \_ representation of the land surveyed and that the permanent reference monuments and permanent control WITNESS N71.56'34"W (K) 56.70'(0&S) S 00'09'53" E 56.68'(D&S) points have been set and that the survey data and monumentation comply with chapter 177 of the Florida 1515.88' (S) Statutes and Chapter 61G17-6 of the Florida Administrative Code. (L) (BY D&S) WITNESS  $\Delta = 85'31'56''$ D S 89'57'30" E 87.13'(0&S) R = 30.00'G. GPS PROPERTY TIE DETAIL MYRLE R. GRATE, JR. 4-24-2003 L = 44.78'

NOTE: IMPROVEMENTS, IF THEY EXIST ON THIS PROPERTY. ARE NOT REFLECTED ON THIS PLAT.

> Gary G. Allen, P.S.M. Professional Surveyor and Mapper : Florida Registration No. 4016

CB = S 70.50.48 E.

CB = N 66'47'06'' E'

CL = 40.74'

 $\dot{\Delta} = 00'47'50''$ 

R = 1167.84

L = 16.25

CL = 16.24'

(M) (BY D&S)

E 5 01'02'24" W

F S 89'34'15" E 14.63'(0&S)

G N 45"22"21" E 32.98"(D&S)

c,0,'0

Representing Gary G. Allen Registered Land

arite of Surveyor, Inc. ~ Corporate Number 5509

SHEET 1 OF 2. drawing: 85-394P.dwg, by RML

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.4	•	edical Park Pl		NOTE: IMPROVEMENTS EXIST ON THIS PROPEI NOT REFLECTED ON THE	RTY, ARE
		OF LOT 1 OF CAPITAL ME IN SECTION 21, TOWNS			
		UNTY, FLORIDA AND LYI		7	
1 4217 4		OF TALLAHASSEE, FLOR			LEGEND  F. C. M. = FOUND CONCRETE MONUMENT
_	NOTES				F. I. R. = FOUND IRON ROD: S. I. R. = SET IRON ROD W/CAP #LB5509 S. C. M. = SET CONCRETE MONUMENT #LB5509 C. O. T. = CITY OF TAKEAHASSEE
Plastic (LB 5509) Cap (PSM 4018)	(1) BEARINGS ARE BASED THE BEARING OF S 28'04'50" E ON THE WEST BOUNDARY OF LOT 1 OF CAPITAL MEDICAL PARK		— MA FCH		H. D. A. = HOMEDWNERS' ASSOCIATION Δ = CENTRAL ANGLE (DELTA) R = RADIUS
	IN PLAT BOOK 9, PAGE 7, OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.	ODARING COALS (in fact)	POINT		CB = CHORD BEARING  CL = CHORD EENGTHE
	(2) PROPERTY CORNERS IDENTIFIED AS IRON RODS (SET) ARE 24 INCH LONG — #5 REBAR (5/8 DIAMETER) RODS WITH A PLASTIC CAP SET ON TOP (SHOWN AT LEFT).	Y COUNTY OF THE PLANT OF THE PL	P.O	B. EAST	(FROM PLATE BOOK 9, PAGE 7)  (S) = SURVEY BEARING AND/OR DISTANCE  O = FOUND IRON ROD
Metal A PROUS	(3) PROPERTY CORNERS (OR PERMANENT REFERENCE MONUMEN WHICH ARE IDENTIFIED AS CONCRETE MONUMENTS ARE 4 INCH BY 4 INCH BY 24 INCH LONG CONCRETE MONUMENTS	(Still State of the state of th	56.70'	41.31' H. 99	= SET TRINE RITE V/ CAP \$4.85509  = FOUND CONCRETE MONUMENT  = SET CONCRETE MONUMENT #1.85509 (PRM)  = SET NAIL & CAP #1.85509 (PCP)
Cap S 40% B	WITH STEEL REINFORCEMENT INSIDE. THESE MONUMENTS HAVE A STEEL IDENTIFICATION DISK SET IN TOP (SHOWN AT LEFT).	1"=100' -NORTH -[ BOUNDARY L MEDICAL 1 AGE 7, LEO	\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	EASEMENT #1	
	(4) THE CONSTRUCTION OF PERMANENT STRUCTURES INCLUDING FENCES, BUT EXCLUDING DRIVEWAYS, BY PROPERTY OWNER IS PROHIBITED WITHIN DRAINAGE AND UTILITY EASEMENTS.	; ,	NO1.16	545) 32.38	
	(5) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND	S 89'55'05" W  N N N N N N N N N N N N N N N N N N	N.E. CORNER 1	7.00'	
	(6) CABLE TELEVISION SERVICES: THIS PLAT DOES ALSO HERE PROMDE USE OF ALL DEDICATED HITLITY FASEMENTS FOR		OF LOT 1		
	PROVIDE USE OF ALL DEDICATED UTILITY EASEMENTS FOR CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH CHAPTER 177.0 (29) OF THE FLORIDA STATUTES.	EASEMENT #1 0	(S) (S) (S)	it site	*36.31. <sub>E</sub>
	(7) THIS PROPERTY LIES IN FLOOD ZONE "X" AS DETERMINED OF THE FEDERAL INSURANCE RATE MAPS FOR LEON COUNTY, AND APPEARS ON PANEL NUMBER 120144 110 D WITH AN	FLORIDA M 3 A A D A	282.28' 24.28'(P&	1 50° 65° 44° 60° 55°	085.
	DATE OF NOVEMBER 19, 1997.				3.33.45.4
		LOT 4 2.30 Ac.± (P)			
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MATE			N 0 N	\ \	7
POIN	64.1	/ EASEMENT // DETAILS		21:50:12	
1	EASEMENT #2			R 50.40	8.23"; 25'43' 9' 0'02', 51.34
1 25	S89'38'45"W			D 9320	2.36 (c. 18.15.7.4 (c. 18.15.7
) 20 J	S89.48,43,, M			Cary	S89·57'11"W
1 2 3 6 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	10.59	S28'04'50"E 15'50 R 293.13' N 7'			
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	N73'17'	293.13' NON THE REPORT OF THE PERSON OF THE			19.87.17. 19.87.17. 19.87.17.
		MATCH N89'55'05"E N89'55'05"E N89'55'05"E N89'55'05"E 85.30'		`	0
\	Sold Color C	P.O.B.	; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ; ;		CERTIFICATION
		S89'55'05"W 70 EASEMENT #4	1.05,32		hereby certify that this survey was made under my responsible direction and supervision and is a correct representation of the land surveyed and that the
		26.00' 10.00	05	\ 	permanent reference monuments and permanent control points have been set and that the survey data and
		N89'44'42"W 87.38'	/	G ALLEN	Statutes: and Chapter 61G17—6 of the Florida: Administrative Code:
	······································			6016 P	Gary G. Allers, P.S.M. Dates Professional Surveyor and Mapper
JOB No. FIELD WORK PLAT: FIELD BOOK	6/14/02	GARY G. ALLEN REGISTERED LAND SURV	YEYOR, INC.	STATE OF FLORE	Florida Registration No. 4016:  Representing Gary G. Allen Registered: Land: Surveyor, Inc. ~ Corporate Number 5509:
PAGES PAGES	75	4101 APALACHER PARKWAY TALLAHASSEN, FLORIDA 32311 (850)-877-0541		COLOR CHE	
		(aud graff-004)			E. Z. U.F. Z. drawings 85-3949.dwg. by RML